



Department of Development Services
Planning Division
Meeting Minutes of the
Historic Preservation Commission &
Historic Properties Commission
(Approved)

**REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION &
HISTORIC PROPERTIES COMMISSION
WEDNESDAY SEPTEMBER 16, 2009**

Commissioners Present

Greg Secord
Michael O'Connell
Lynn Ferrari
Catherine Connor
Jonathan Clark

Staff Present

Roger J. O'Brien
Kim Holden
Stephanie Krueel
Jillian Hockenberry

Commissioners Absent

Alan Ambrose
David Ransom

Chairperson Secord called the meeting to order. He then recused himself from the decision of 8 Columbia Street and appointed Commissioner O'Connell to chair the discussion.

I. Historic Review

**a. 8 Columbia Street – application for repairs to the porch, windows and dormers.
Applicant- Justin A. Zartman**

Principal Planner Stephanie Krueel presented the application and answered the Commissioners questions.

Commissioner Ferrari asked Commissioner Secord about typical window colors on the street. Commissioner Secord responded by suggesting black, dark green or dark brown as appropriate for the time period.

Commissioner O'Connell asked Commissioner Secord if there are any instances on the street where there are varying window colors within a single home. Commissioner Secord responded by stating that some homes have replaced windows on the first floor but not the second or third therefore there are varying colors.

Bill Paglia Scheff, the contractor, stated that the snow and ice have damaged a large portion of the exterior and also the interior from seepage. He stated that he hopes to find a solution that will eliminate the Yankee gutters in order to prevent the damage from

reoccurring. There are two dormers on the front and rear of the building that have water damage as well. Mr. Paglia Scheff stated that he thinks the window color should remain the same as the others although he would consider recommendations from the Commission.

A discussion occurred amongst Mr. Paglia Scheff and the Commissioners regarding replacement of the Yankee gutters and different installation options.

Commissioner Ferrari readdressed the issue of the window color. Commissioner Clark stated that he feels this is the time to start converting the colors back to the original brown, black or dark green even though some have recently been changed to white. Commissioner O'Connell stated that he was in agreement.

Mr. Paglia Scheff stated that the plan is to go from three to two double hung windows for the dormers and the Commissioners did not recognize this proposal as a part of the application.

The issue was brought up of how an air conditioner would be able to fit into the encasements unless there were double hung windows. Other options were discussed such as installing the double hung windows in the rear of the structure or purchasing an air conditioner that sits on the floor rather than inside the window.

Commissioner O'Connell went through each suggested condition of approval with the Commissioners and voted on amendments that had to be made based on what was heard at the meeting.

On a motion made by Commissioner Ferrari, and seconded by Commissioner Clark, the following resolution was approved:

Whereas: The Historic Properties Commission has reviewed an application for the certain repairs to an existing structure at 8 Columbia Street; and

Whereas: 8 Columbia Street lies within the Frog Hollow National Historic District and the George Keller Local District in the City of Hartford; and

Whereas: By making repairs with like materials to an existing historic structure, the proposal will improve the overall historic character of this area; NOW
THEREFORE BE IT

RESOLVED: That the Historic Properties Commission approves the application for certain repairs of the historic residential structure at 8 Columbia Street and authorizes a Document of Suitability to be issued for the project. BE IT
FURTHER

RESOLVED: That the Historic Properties Commission approves the application with the following conditions:

- Aluminum clad windows are used.
- The original 8-pane window configuration on the front is duplicated with the three new casement windows on the front façade and two double hung windows in the rear with recommendation that the color is darker in nature.
- The single larger window maintains the 6 over 1 grill configuration with recommendation that it is painted to match the encasement windows on the front façade.
- The MiraTEC trim is used.
- Floor boards on the porch are wood to match the existing floor boards.
- Existing gutter is removed.
- New ½ round gutters are installed with recommendation that they are brown in color and installed from the roof.
- New decking and roofing is installed down to the rafter tails.

RESOLVED: This Sixteenth day of September, 2009.

All Commissioners voted in favor of the motion.

On a motion made by Commissioner O’Connell, and seconded by Commissioner Clark, the complete application for 50 Oxford Street was added to the agenda.

b. 50 Oxford Street- application to add solar panels to the roof. Applicant- Robert Miller

Robert Miller, the owner of 50 Oxford Street, described the solar panel system as far as the installation process and the location of placement on the roof.

On a motion made by Commissioner O’Connell, and seconded by Commissioner Ferrari, a resolution to approve the application was adopted and approved.

All Commissioners voted in favor of the motion.

II. New/Old Business

Commissioner Ferrari stated that she is a part of the board for Friends of Vintage Baseball and asked if the Commission would write a letter of recommendation stating that organization be approved for 501(c)(3) status.

On a motion made by Commissioner Clark, and seconded by Commissioner O’Connell, a letter of recommendation with Chairperson Secord’s signature was approved.

All Commissioners voted in favor of the motion.

On a motion made by Commissioner Connor, and seconded by Commissioner Ferrari, the minutes of September 2, 2009 were added to the agenda.

Commissioner O'Connell abstained himself from the decision because he was not present at the September 2, 2009 meeting.

On a motion made by Commissioner Ferrari, and seconded by Commissioner Connor, the minutes of September 2, 2009 were approved.

Commissioner Secord asked the Commission and staff if they knew anything about the revisions to the Historic Properties and Historic Preservation Ordinance that were presented to Corporation Council. Commissioner O'Connell stated that he would contact the Corporation Council office in order to get an update of the status.

Tom Nenortas, from the Hartford Preservation Alliance, asked whether or not a building permit would be needed for a parking lot in a historic district such as the case of 162-164 Ward Street and 14-16 Putnam Street.

A discussion occurred among the Commissioners regarding anti blight issues.

Mr. Nenortas asked if an original landscaped garden wall would need a demolition permit if taken down at 1315 Asylum Avenue.

Commissioner Secord announced that there is an open house at 410 Asylum Avenue to show all of the completed renovations.

III. Adjournment

Meeting adjourned.

Respectfully submitted,

Roger J. O'Brien, Secretary/Director

